

### SECTION 3.3 USE CLASSIFICATION AND STANDARDS

For the purposes of this Bylaw, existing and future uses of land, buildings and other structures shall be allocated among the following categories. It is intended that every possible use be included in some category, and a use that does not readily fall into any category listed shall be included in the one to which it is most similar. Each use is assigned a number which is found in the left hand column of the following pages.

The Standards and Conditions column which is located to the right of the Use Classification column contains specific requirements which shall be met if the Use is to be permitted in any Zoning District by right, by Special Permit, or by Site Plan Review.

The column located to the right of the Standards and Conditions column indicates the Zoning Districts in which the specific Uses are permitted or prohibited. The following code is used in those columns:

Y	=	Yes The Use is permitted by right in that Zoning District.
N	=	No The Use is not permitted in that Zoning District.
SPR	=	The Use is permitted by right with Site Plan Review (See Section 11.2) <sup>1</sup>
SP	=	The Use is permitted with a Special Permit, by the Zoning Board of Appeals (See Section 10.3)
SPP	=	The Use is permitted with a Special Permit, by the Planning Board (See Section 10.3)
( )	=	The Use, if located within the Aquifer Recharge Protection District (ARP) shall be subject to the code designation within the parenthesis.

<sup>1</sup>No Site Plan Review shall be required in those instances where a use change is proposed and no substantial physical changes (other than signs) will occur to the site or building exterior and where no new or additional requirements of the Zoning Bylaw must be met for the proposed use.

[illegible]

Bylaw Number	Land Use Classifications	Standards & Conditions	R-O						Zoning Districts							
			R-LD	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	COM	OP	LI	PRP	FPC
3.321	Two family detached dwelling (duplex)	<p>Except as may otherwise be authorized under this section, a two-family detached dwelling (duplex) shall have an external appearance and footprint compatible in terms of design with those of single family dwellings in the surrounding neighborhood. In all districts, the Special Permit Granting Authority or Permit Granting Board, as applicable, shall apply the provisions of Sections 3.2040 and 3.2041 to any construction, renovation, or expansion resulting in the creation of a new two-family detached dwelling or the addition of a single new dwelling unit to an existing single family residence such that a two-family detached dwelling (duplex) is created.</p> <p>Where the two dwelling units are arranged side by side, said units shall either: 1) share a significant portion of at least one common wall or floor abutting habitable space, or 2) the space, or 2) the Special Permit Granting Authority or Permit Granting Board, as applicable, may allow a duplex where the two units do not share a common wall abutting habitable space but are instead connected structurally and continuously by a shared foundation, walls and roof. The Special Permit Granting Authority or Permit Granting Board may make such an allowance only upon a determination that the design of the proposed duplex is compatible with the architecture and building and site layout of other residential buildings in the surrounding neighborhood.</p>														
3.3210	Owner occupied duplex		SP (N)	SP (N)	SPR	SPR	N	N	N	N	SPR	N	N	N	N	N
3.3211	Non-owner occupied duplex	<p>For an owner occupied duplex, one (1) or both of the dwelling units serve as the principal residence of one or more owner(s) of the property.</p> <p>For a non-owner occupied duplex, one (1) or both dwelling units are rented and neither unit serves as the principal residence of one or more owner(s) of the property. No dwelling unit under this use category may be occupied by a total of more than four (4) unrelated persons.</p> <p>The Special Permit Granting Authority shall require the ongoing services of a qualified professional management company, the presence of an on-site manager, or similar provisions for proper management of the rental use as a condition of approval.</p> <ol style="list-style-type: none"> <li>Name(s) and contact information shall be provided for the owner, any responsible rental property management entity, and at least one on-site resident.</li> <li>A management plan as defined in the Rules and Regulations adopted by the Special Permit Granting Authority, shall be included as an integral part of any application. Also included shall be a Response Plan describing the concrete steps to be taken by the property owner or management in response to complaints about the operation of the use or the conduct of the tenants.</li> <li>In the R-G and R-VC Districts, a Special Permit granted under this section shall lapse upon any change in ownership of the subject property, and the Special Permit Granting Authority may impose a review of compliance with special Permit conditions at such intervals as it deems reasonable.</li> </ol> <p>Each non-owner-occupied duplex in a cluster subdivision shall require a Special Permit in all zoning districts.</p> <p>An affordable duplex shall be defined as a two family detached dwelling in which at least one (1) unit shall be affordable in perpetuity or to the greatest extent allowed by law, and eligible to be counted on the Commonwealth's 40B Subsidized Housing Inventory (SHI) under the provisions of 760 CMR 50.03 (2) (a) and (b) as amended. Affordable units as described above need not be owner-occupied.</p>	SP (N)	SP (N)	SP	SP	N	N	N	N	SP	N	N	N	N	N
3.3212	Affordable Duplex		SPR (SP)	SPR (SP)	SPR	SPR	N	N	N	N	SPR	N	N	N	N	N
3.322	Town House	<p>Each building shall be separated from other such buildings by a minimum of twenty (20) feet, and have no more than ten (10) dwelling units.</p> <p>The building(s) shall be connected with the public sewer system prior to occupancy, and its lot, if in a Residence District, shall fall within one of the following areas: 1) areas close to heavily traveled streets, 2) areas close to business, commercial, and educational districts, or 3) areas already developed for multi-family use.</p> <p>A management plan, as defined in terms of form and content in the Rules and Regulations adopted by the Permit Granting Board or Special Permit Granting Authority, shall be included as an integral part of any application made under this section. All dimensional regulations in Article 6 shall be observed. In all districts, the Permit Granting Board or Special Permit Granting Authority shall apply the provisions of Sections 3.2040 and 3.2041 to any construction, renovation, or expansion resulting in the creation of new dwelling units under this section.</p>	N	N	SP	SP	N	SPR	SP	SP	SP	N	N	N	N	N
3.323	Apartments	<p>The site or lot upon which one or more apartment buildings are proposed shall be located: 1) close to a heavily traveled street or streets, 2) close to a business, commercial or educational district, or 3) in an area already developed for multi-family use.</p> <p>Each building shall have no fewer than 3, nor more than 24 dwelling units. Each building shall be connected to the public sewer system prior to occupancy. Dimensional regulations in Article 6 shall be observed. In addition, the following requirements shall apply:</p>	N	N	SP	SP	N	SPR	SP	SP	SP	N	N	N	N	N

[illegible]

Bylaw Number	Land Use Classifications	Standards & Conditions	R-O	R-N	R-VC	R-G	R-F	B-G	Zoning Districts						PRP	FPC
			R-LD						B-L	B-VC	B-N	COM	OP	LI		
		R-O, R-LD	2,000 sq. ft.													
		10	Provided all other requirements are met, a subdividable dwelling shall be eligible for subsequent proceedings in accordance with Section 3.3241 (Converted Dwelling) of this bylaw.													
		11	For a subdividable dwelling proposed on a lot within a Definitive Subdivision Plan, or on a Subdivision Approval Not Required lot, the Special Permit Granting Authority shall be the Planning Board. For all other subdividable dwellings, the Special Permit Granting Authority shall be the Zoning Board of Appeals.													
3.3241	Converted Dwelling (See Section 12.07, Definitions)		SP (N)	SP (N)	SP	SP	N	SPR	SP	SP	SP	N	N	N	N	N
		1	An existing residence, a structure attached to an existing residence, or a detached structure, may be converted into a dwelling unit or units provided all other zoning requirements which would apply to converted dwellings are met.													
		2	A converted dwelling use may involve the conversion of one or more structures on a given property but shall not result in a total number of dwelling units on the lot exceeding what would otherwise be allowed under the provisions of Table 3, Dimensional Regulations, for the zoning district(s) in question. Further, the total number of dwelling units on a given property shall not exceed 4 in the R-G, R-VC, R-N, R-O, and R-LD districts and shall not exceed 6 in the B-G, B-L and B-VC districts. Conversion in the Aquifer Recharge Protection (ARP) or Watershed Protection (WP) overlay districts shall not be permitted.													
		3	In the B-L, B-VC and B-N districts, the Special Permit Granting Authority shall issue a Special Permit in accordance with the provisions of this section only after finding that the converted dwelling use would be mutually compatible with existing uses and structures, and with uses and structures permitted on adjacent parcels.													
		4	There shall be no significant change in the exterior of the building, except that the Special Permit Granting Authority or Permit Granting Board may authorize modification or alteration of a building if such modification or alteration does not substantially change the building's character or its effect on the neighborhood or on property in the vicinity.													
		5	Except as hereinafter provided, no converted dwelling use shall involve the demolition and removal of an existing structure proposed for conversion. Conversion may involve an entire residential structure, except that no more than twenty percent (20%) of the gross square footage of resulting habitable space in any converted dwelling use, whether in one or more buildings, may result from new building footprint as well as demolition and subsequent reconstruction of an existing structure, including structural elements or foundation. An exception shall be that up to forty percent (40%) of gross square footage of resulting habitable space may be permitted, including no more than 20% of new building footprint with the remainder being the result of demolition and reconstruction with salvaged and new building materials, when it is determined by the Special Permit Granting Authority or Permit granting Board that two (2) or more of the following criteria are met:													
		a.	The conversion addresses urgent and compelling issues of public safety or health.													
		b.	The conversion results in the creation of a minimum of one (1) dwelling unit that is fully handicapped accessible under the provisions of the AAB and ADA.													
		c.	The conversion results in the creation of a minimum of one (1) dwelling unit permanently affordable under the provisions of Sections 15.12 or 15.13, and is eligible to be counted on the Commonwealth's 40B Subsidized Housing Inventory (SHI) under the provisions of 760 CMR 50.03 (2) (a) and (b) as amended.													
		d.	The conversion is predominantly the result of sustainable construction practices, including but not limited to significant improvements in energy efficiency, retention or reuse of significant amounts of existing structural members and architectural elements, and solar orientation and design.													
		e.	If the conversion is proposed for one or more historic buildings which are: 1) on a property listed on, or 2) within area listed on, or 3) are eligible for listing on the National Register of Historic Places, or 4) have been determined by the Historical Commission to be historically significant under Section 13.4 of this Bylaw, then the proposed conversion of historic portions of the building(s) in question shall conform to the National Park Service standards and guidelines for rehabilitation of an historic building.													
		6	The proposed conversion shall be suitably located in the neighborhood in which it is proposed, as deemed appropriate by the Special Permit Granting Authority. The conversion, if in a residential district, shall either: a) be located in an area that is close to heavily traveled streets, close to business, commercial and educational districts, or already developed for multi-family use and shall require owner-occupancy or a Resident Manager (see definition) in one of the units; or b) be from one to two units, one unit of which shall be and shall remain owner-occupied, a requirement which shall be made a condition of any Special Permit issued in such an instance.													
		7	The dwelling units shall be connected to the public sewer. However, the Special Permit Granting Authority may authorize, with the approval of the Board of Health, the conversion of a structure to allow an increase from one dwelling unit to two dwelling units on a lot serviced by a septic system.													

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			R-LD						B-L	B-VC	B-N						
		8	The Special Permit Granting Authority may modify the dimensional requirements of Table 3, to, one time only for any parcel, allow a conversion under Section 3.3241 that would add one (1) additional unit, only if it finds the modification would be in accordance with the provisions of Section 9.22. In those zoning districts where two family detached (duplex) dwellings are not permitted, conversion of a non-conforming single family detached dwelling may result in two (2) or more dwelling units under the applicable permit.														
		9	No detached structure shall be converted under the provisions of Section 3.3241 unless it abides by the provisions of Condition 5. above and upon completion provides at least 350 square feet of habitable space. Conversion of a detached structure alone may qualify as a supplemental detached dwelling unit if it meets the requirements established under Section 5.011.														
		10	A management plan as defined in the <u>Rules and Regulations</u> adopted by the Special Permit Granting Authority, shall be included as an integral part of any application.														
		11	A landscape plan appropriate for the project shall be included in the application.														
		12	Converted dwellings in the R-O and the R-LD districts shall provide a minimum of 2,000 sq. ft. of usable open space per dwelling unit for the use of occupants. Converted dwellings in the R-N district shall provide a minimum of 1,000 sq. ft. of usable open space per dwelling unit.														
3.325	Mixed-use building		N	N	SP	N	N	SPR	SPR	SPR	SPR	SPR	N	N	N	N	
A mixed-use building shall be a building containing dwelling unit(s) in combination with permitted retail, business, institutional, government, public service, consumer service, office or similar principal use(s) and lawful accessory use(s).																	
A management plan, as defined in terms of form and content in the Rules and Regulations adopted by the Permit Granting Authority shall be included as an integral part of any application made under this section. In those Limited Business (B-L) Districts not abutting the B-G District, and in the Commercial (COM) District, a Special Permit from the Special Permit Granting Authority authorized to act under this section of the bylaw shall be required wherever proposed residential uses above the first floor exceed ten (10) dwelling units. The proposed use shall meet the criteria of Section 10.38 or Section 11.24, as applicable, with respect to the site and potential conflicts between the residential and commercial use(s).																	
In the Commercial (COM) District no dwelling unit nor any internal space associated with a dwelling unit shall occupy any first floor portion of a building facing onto a street, public plaza, or other space customarily used by the public. First floor residential dwelling units, and any required entries thereto, shall be located on the rear of buildings, adjacent to any required parking and private open space associated with and serving those units. No more than forty percent (40%) of the first floor Gross Floor Area shall be used for residential purposes, which shall include not more than fifteen percent (15%) of said GFA associated with or incidental to, whether for storage, required entries, stair/elevator towers, or other purposes, any residential uses on upper floors.																	
3.326	Fraternity or Sorority building, social dormitory, or similar use related to Amherst College, Hampshire College, or the University of Massachusetts.		N	N	N	N	SPR	N	N	N	N	N	N	N	N	N	
The building shall be connected to the public sewer system prior to occupancy. Its lot shall fall within one of the following areas: Areas close to heavily traveled streets; areas close to business, commercial, and educational districts; areas already developed for multifamily use.																	
A management plan, as defined in terms of form and content in the Rules and Regulations adopted by the Permit Granting Authority shall be included as an integral part of any application made under this section.																	
3.327	Overnight Lodging																
3.327.0	Hotel or Motel		N	N	N	N	N	SP	SP	SP	SP	SP	N	N	N	N	
The building shall be connected with the public sewer system prior to occupancy. Its lot, if in a residence district, shall fall within one of the following areas: areas close to heavily traveled streets; areas close to business, commercial and educational districts; areas already developed for multifamily use.																	
In the B-N District, only hotel or motel uses with lodging rooms on 2 or more floors shall be permitted.																	
The Zoning Board of Appeals may allow a restaurant as a second Principal use, along with hotel/motel-related retail and consumer services as accessory uses, under a Special Permit for a hotel or motel.																	
A management plan, as defined in terms of form and content by the Rules and Regulations adopted by the Zoning Board of Appeals shall be part of any application made under this section.																	
3.327.1	Inn		N	N	N	N	N	SPR	SP	SP	SPR	SP	N	N	N	N	

Bylaw Number	Land Use Classifications	Standards & Conditions	R-O	R-N	R-VC	R-G	R-F	B-G	Zoning Districts			COM	OP	LI	PRP	FPC
			R-LD						B-L	B-VC	B-N					
			In the COM District, Inns shall be allowed only in those areas which are also within the boundaries of National Historic Register Districts.													
			The Zoning Board of Appeals may allow a restaurant as a second Principal use, along with inn-related retail and consumer services as accessory uses, under a Special Permit for an inn. A management plan, as defined in terms of form and content by the Rules and Regulations adopted by the Zoning Board of Appeals shall be part of any application made under this section.													
	3.327.2	Hostel	SP	SP	SP	SP	SP	SPR	SP	SP	SPR	SPR	N	N	N	N
			The building shall be connected with the public sewer prior to occupancy.													
			The hostel shall be within easy walking distance of public transportation.													
			The owner or manager of the hostel shall reside on the premises.													
			There shall be no separate cooking facilities in guest rooms. Meals may be provided to hostel lodgers and to other persons attending scheduled educational events sponsored by and held at the hostel.													
			In the R-G, R-N, R-O and R-LD Districts, a hostel may provide up to 20 beds. In all districts where the use is allowed, a minimum of 20 percent of hostel beds shall be in rooms containing 2-4 beds.													
			Secure bicycle parking and/or storage shall be provided, with a total capacity equal to or exceeding the number of parking spaces required for vehicles.													
			A management plan, as defined in terms of form and content in the Rules and Regulations adopted by the Zoning Board of Appeals, shall be part of any application made under this section.													
3.328	Congregate housing for the elderly and disabled. (See Section 12.06, Definitions)		N	N	SP	SP	N	N	N	SP	SP	SP	N	N	N	N
			The minimum lot area shall be 12,000 sq. ft. or 1,000 sq. ft. multiplied by the number of sleeping rooms, whichever is greater. The building shall be connected with the public sewer system prior to occupancy. Its lot shall fall within one of the following areas: areas close to heavily traveled streets; areas close to business, commercial, and educational districts; areas already developed for multifamily use.													
3.329	Lodging or boarding house		N	N	SP	N	N	SPR	SP	SP	SP	SP	N	N	N	N
			In the B-VC, B-N, COM and R-VC districts, the Zoning Board of Appeals may grant a Special Permit for a lodging or boarding house, provided it finds that the proposal meets the provisions of Article 7, Section 10.38 and this section. In the R-VC District, a lodging or boarding house shall let or sublet no more than a total of 7 rooms.													
			There shall be no separate cooking facilities. Meals may be provided to lodgers/boarders/roomers, but not to members of the general public not lodged at the establishment.													
			The owner or manager of the lodging or boarding house shall reside on the premises.													
			Where a lodging or boarding house is to be located in an existing dwelling, there shall be no substantial change in the exterior of the building.													
			The building shall be connected to the public sewer prior to occupancy. A management plan, as defined in terms of form and content in the Rules and Regulations adopted by the Zoning Board of Appeals shall be part of any application made under this section.													
SECTION	INSTITUTIONAL USES															
3.33																
3.330	Non-profit Uses															
	3.330.0	Non-profit educational institution, including any educational use on land owned or leased by the Commonwealth or any of its agencies, subdivisions, or bodies politic, or by a religious sect or denomination.	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR
			See Section 2.04 and 3.21													

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			R-LD	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	COM	OP	LI	PRP	FPC	
		j.	Applicants shall submit eight (8) view lines shown in a one (1) mile radius from the site, beginning at true North and continuing clockwise at forty-five (45) degree intervals. Said view lines shall, to the extent feasible, be taken from existing vantage points commonly used by the public, such as public ways, buildings or facilities. The submittal shall include unaltered photographs taken from eye level (5 feet above grade) which show the existing condition of these view lines, as well as accurate scale perspective elevation drawings, computer-altered photographs or other accurate representations showing said view lines with the facility in place.														
		k.	Landscape plans submitted with the application shall identify all existing vegetation, shall indicate which vegetation is to be retained on-site, and shall show all proposed new vegetation and other landscape treatments.														
	3	Co-location.															
		a.	All new wireless communication facilities shall be co-located, to the maximum extent practicable and technologically feasible, with one or more existing wireless communication facilities, towers, buildings or other structures whose height, location and characteristics meet the needs of the proposed facility.														
		b.	All new wireless communication towers or support structures shall be designed, to the maximum extent practicable and technologically feasible, for co-location of antennas and other necessary facilities for at least three other wireless communication providers, shall offer space to all other providers at market rates, and shall provide for towers that can be expanded upward. Any Special Permit granted for a new facility under this section may be conditioned upon the written agreement of the facility operator to allow the co-location of other wireless communication providers on commercially reasonable terms.														
		c.	Any applicant proposing not to co-locate their facility or proposing to locate their facility in a residential district shall provide written evidence and documentation demonstrating why it is not feasible for their facility to be co-located with existing facilities or sited in other, non-residential districts.														
	4	Frequencies.	All telecommunications facilities shall be operated only at Federal Communications Commission (FCC) designated frequencies, power levels and standards, including FCC Radio Frequency Emissions standards. The applicant shall provide certification demonstrating that the maximum allowable frequencies, power levels and standards will not be exceeded. Certifications shall include technical specifications, a written explanation of those specifications, and, if necessary, field verification. The Permit Granting Authority may condition any Special Permit granted under this section upon a periodic submittal of certification of compliance with said standards.														
	5	Repair & Upkeep.	All wireless communication facilities shall be maintained in good order and repair. Paint finishes shall be maintained and repaired when blemishes are visible from the property line. The applicant shall provide an inspection schedule, and shall file copies of inspections with the Building Commissioner.														
	6	License & Permits.	The operator of every wireless communication facility shall submit to the Building Commissioner copies of all licenses and permits required by other agencies and governments with jurisdiction over the design, construction, location and operation of said facility, and shall maintain such licenses and permits and provide evidence of renewal or extension thereof when granted.														
	7	Removal.	All structures associated with a wireless communications use shall be removed within one (1) year of the cessation of said use. If applicable, an annual certification demonstrating continued compliance with the standards of the Federal Communications Commission, Federal Aviation Administration and the American National Standards Institute, including provisions for required maintenance, shall be filed with the Building Commissioner by the permit holder. Prior to the issuance of a building permit for a wireless communications use, the applicant shall post and submit a bond or other financial surety acceptable to the Town in an amount sufficient to cover the cost of demolishing and/or removing the facility in the event the Building Commissioner condemns the property or deems it to have been abandoned or vacant for more than one year. Said amount shall be certified by an engineer, architect or other qualified professional registered to practice in the Commonwealth of Massachusetts. In the event the posted amount does not cover the cost of demolition and/or removal, the Town may place a lien upon the property covering the difference in cost.														
8	Modifications.	The Permit Granting Authority may modify any provision of these standards and conditions if it can be demonstrated that it is technically infeasible to meet said standards or conditions, or that their effect is to prohibit the proposed use throughout the Town, or if such modification will promote use of existing buildings or structures, co-location of wireless communications uses, improve safety or design, or otherwise promote the purposes of this bylaw.															

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	Classifications			R-LD	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	COM	OP	LI	PRP	FPC
	3.355.0	Photographer's studio		N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	N	N	N	N
	3.355.1	Repair shop for household appliances, radio and television sets, or office equipment.		N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	N	N	N	N
3.356	Shop of a bicycle mechanic, printer, blacksmith, builder, carpenter, caterer, electrician, lawnmower mechanic, mason, painter, plumber, roofer or other member of a recognized trade.			N	N	N	N	N	SP	SP	SP	SPR	SPR	N	N	N	N
			All work and storage to be conducted within a building.														
			All trades shop operations shall undertake all reasonable measures to prevent noise, vibration, dust, fumes or odors from creating a disturbance or nuisance beyond the limits of the establishment. No operations shall be allowed which are hazardous by reason of potential fire, explosion, radiation or similar hazard.														
			In the B-N District, there shall be no more than four (4) employees on-site at any given time. No operations shall be allowed prior to 7:00 a.m. or after 7:00 p.m.														
3.357	Veterinary establishment, kennel, or place for the boarding of animals.			SP	N	N	N	N	N	SP	N	SP	SPR	N	N	N	N
			(N)														
			In the B-N District, a veterinary clinic may be operated under the provisions of this section, but no kennel or overnight boarding of animals shall be permitted. There shall be no more than four (4) employees on-site at any given time, and the establishment shall be closed by 7:00 p.m.														
3.358	Office Uses																
	3.358.0	Bank, loan agency, real estate, insurance or other business or professional office providing services to the public in person on the premises.		N	N	N	N	N	SPR	SPR	SPR	SP	SPR	SPR	N	N	N
			In the B-N District, no drive-through facilities shall be permitted. There shall be no more than six (6) employees on-site at any given time, and the establishment shall be closed by 7:00 p.m.														
	3.358.1	Technical or professional office such as architect, engineer, lawyer, financial services, or similar office providing services predominantly by appointment to the public in person on the premises.		N	N	SP	N	N	SPR	SPR	SPR	SPR	SPR	SPR	SP	SPR	N
			For the purposes of this section, the public shall be defined as including all persons acting as customers or clients receiving services. "Predominantly by appointment" shall mean that a majority of customers or clients who are provided services in person on the premises during any extended period of operation (monthly, quarterly, or annually) shall do so through prior appointment. Exceptions shall be discretionary follow-up visits by customers or clients with regard to services already provided, visits by affiliated professionals or consultants, salespersons, service contractors (delivery, maintenance, etc.), and the like. Office uses under this section shall advertise their on-premises services as being available to the general public only by appointment.														
	3.358.2	Administrative business office or similar business or professional office not providing services to the general public in person on the premises.		N	N	SP	N	N	SPR	SPR	SPR	SPR	SPR	SPR	SPR	SPR	N
			For the purposes of these sections, the public shall be defined as including all persons acting as customers or clients. Exceptions shall be affiliated professionals or consultants, salespersons, service contractors (delivery, maintenance, etc.), and the like. No office use under this section shall advertise its services as being available to customers and clients on the premises. Services shall be advertised as being available exclusively by telephone, mail, on-line, or other remote means.														
			[For Sections 3.358.1 and 3.358.2, inclusive]														

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			R-LD	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	COM	OP	LI	PRP	FPC
		In the B-N District, there shall be no more than six (6) employees on-site at any given time, and the establishment shall be closed by 7:00 p.m.														
		In the PRP District, uses under these sections shall be located on parcels served by town water and sewer. Notwithstanding t he provisions of footnote f., of Table 3, Dimensional Regulations, when a use under these sections is located on a property adjoining a residential district, a minimum 50-foot uninterrupted vegetated buffer shall be established and maintained between buildings associated with uses under this section and the nearest residential property boundaries. When the Special Permit Granting Authority or Permit Granting Board determine that an increased buffer is warranted and the subject property and site layout allow, a vegetated buffer of up to 100 feet in width may be required. Said buffer may include any drives or roadways.														
		In the R-VC District, the Zoning Board of Appeals may grant a Special Permit for an office use under Sections 3.358.1 or 3.358.2 providing it finds that, in addition to meeting the provisions of Article 7 and Section 10.38, the proposed office use meets the following conditions:														
		1. Is located on the ground floor only, and occupies no more than 50 percent of the gross floor area of the structure, exclusive of storage space.														
		2. Shall be allowed only as a second Principal use, where the first Principal use is a residential use.														
		3. Shares a property line with or is adjacent to another property with a similar use permitted under this section or a property in the B-L, B-VC or COM districts.														
		4. Employs no more than 3 persons (for a Section 3.358.1 office) or 5 persons (Section 3.358.2) who work on -site, other than residents of the property.														
		5. Where located in an existing dwelling, the residential character of the structure and site shall be maintained.														
3.359	Medical or dental laboratory		N	N	N	N	N	SPR	SPR	SPR	SP	SPR	SPR	SPR	SPR	(SP)
		In the B-N District, there shall be no more than six (6) employees on-site at any given time, and the establishment shall be closed by 7:00 p.m.														
3.360	Medical Uses		N	N	SP	N	N	SPR	SPR	SPR	SP	SPR	SPR	N	SP	N
		See definition under Article 12. In the R-VC District, a medical office shall be permitted only under a Special Permit as part of a mixed use under Section 3.325, and is not otherwise permitted.														
		In the B-N District, there shall be no more than six (6) employees on-site at any given time, and the establishment shall be closed by 7:00 p.m.														
3.360.1	Medical group practice		N	N	N	N	N	SPR	SPR	SPR	SP	SPR	SPR	N	N	N
		See definition under Article 12. In the B-N District, there shall be no more than eight (8) employees on-site at any given time, and the establishment shall be closed by 7:00 p.m.														
3.360.2	Medical center		N	N	N	N	N	SPR	SPR	SPR	N	SPR	SPR	N	N	N
		See definition under Article 12.														
3.360.3	Clinic or emergency care facility		N	N	N	N	N	SPR	SPR	SPR	N	SPR	SPR	N	N	N
		An outpatient public health clinic as defined under Article 12.														
3.360.40	Medical Marijuana Treatment Center (MMTC)		N	N	N	N	N	SP	SP*	SP	N	SP	SP	SP	N	N
		*Allowed only in those B-L Districts which co-occur with the R&D overlay district. For other standards and conditions see Section 3.360.41.														
		See definition under Article 12.														
3.360.41	Off-Site Medical Marijuana Dispensary (OMMD)															
		See definition under Article 12.	N	N	N	N	N	SP	SP	SP	N	SP	SP	SP	N	N

Bylaw Number	Land Use Classifications	Standards & Conditions	Zoning Districts													
			R-O	R-LD	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	COM	OP	LI	PRP
		<div><div>1.</div><div><p>Purposes. It is recognized that the nature of the substance cultivated, processed, and/or sold by medical marijuana treatment centers and off-site medical marijuana dispensaries may have objectionable operational characteristics and should be located in such a way as to ensure the health, safety, and general well-being of the public as well as patients seeking treatment. The specific and separate regulation of Registered Marijuana Dispensaries (RMDs) as Medical Marijuana Treatment Centers (MMTCs) and Off-site Medical Marijuana Dispensaries (OMMDs) facilities is necessary advance these purposes and ensure that such facilities are not located within close proximity of minors and do not become concentrated in any one area within the Town of Amherst.</p><p>Subject to the provisions of this Zoning Bylaw, Chapter 40A of the Massachusetts General Laws, and 105 CMR 725.000, MMTCs and OMMDs will be permitted to provide medical support, security, and physician oversight that meet or exceed state regulations as established by the Massachusetts Department of Health (DPH).</p></div></div>														
		<div><div>2.</div><div><p>Application Requirements. Above and beyond the standard application requirements for Special Permits, an application for a use under this section shall include the following:</p><div><div>a)</div><div>The name and address of each owner of the facility/operation;</div></div><div><div>b)</div><div>Copies of all required RMD registrations issued to the applicant by the Commonwealth of Massachusetts and any of its agencies for the facility;</div></div><div><div>c)</div><div>Evidence that the Applicant has site control and the right to use the site for a facility in the form of a deed or valid purchase and sale agreement, or, in the case of a lease, a notarized statement from the property owner and a copy of the lease agreement;</div></div><div><div>d)</div><div>A notarized statement signed by the organization’s Chief Executive Officer and corporate attorney disclosing all of its designated representatives, including officers and directors, shareholders, partners, members, managers, directors, officers, or other similarly-situated individuals and entities and their addresses. If any of the above are entities rather than persons, the Applicant must disclose the identity of all such responsible individual persons;</div></div><div><div>e)</div><div>In addition to what is normally required in a site plan pursuant to Section 11.2, details showing all exterior proposed security measures for the premises, including lighting, fencing, gates and alarms, etc. ensuring the safety of employees and patrons and to protect the premises from theft or other criminal activity.</div></div><div><div>f)</div><div>A Management Plan as required under the Rules and Regulations of the Special Permit Granting Authority, including a description of all activities to occur on site, including all provisions for the delivery of medical marijuana and related products to OMMDs or off-site direct delivery to patients.</div></div><div><div>g)</div><div>A traffic impact report as set forth in the Rules and Regulations of the Special Permit Granting Authority shall be developed and submitted with the application.</div></div></div></div>														
		<div><div>3.</div><div><p>Regulations. The following regulations shall apply to uses under this section:</p><div><div>a.</div><div><p>Use Regulations.</p><div><div>1)</div><div>Uses under this section may only be involved in the uses and activities permitted by its definition as limited by state law, and may not include other businesses or services in the same building.</div></div><div><div>2)</div><div>No marijuana shall be smoked, eaten or otherwise consumed or ingested on the premises.</div></div><div><div>3)</div><div>The hours of operation shall be set by the Special Permit Granting Authority, but in no event shall a facility be open to the public, nor shall any sale or other distribution of marijuana occur upon the premises or via delivery from the premises, between the hours of 8:00 p.m. and 8:00 a.m.</div></div></div><div><div>b.</div><div><p>Locational and Physical Requirements</p><div><div>1)</div><div>All aspects of a MMTC or OMMD relative to the acquisition, cultivation, possession, processing, sales, distribution, dispensing, or administration of marijuana, products containing marijuana, related supplies, or educational materials must take place at a fixed location within a fully enclosed building and shall not be visible from the exterior of the business.</div></div><div><div>2)</div><div>No outside storage of marijuana, related supplies, or educational materials is permitted.</div></div><div><div>3)</div><div>No MMTC shall have a gross floor area in excess of 25,000 square feet.</div></div><div><div>4)</div><div>No OMMD facility shall have a gross floor area accessible to patients which is in excess of 2,500 square feet, except as may be permitted under 3., e., 1), c). Space in an OMMD facility which is dedicated to administration or operations and is accessible only to employees of the facility shall not be included in this limitation.</div></div><div><div>5)</div><div><p>Ventilation – all facilities shall be ventilated in such a manner that:</p><div><div>a)</div><div>No pesticides, insecticides or other chemicals or products used in the cultivation or processing are dispersed into the outside atmosphere; and</div></div><div><div>b)</div><div>No odor from marijuana or its processing can be detected by a person with an unimpaired and otherwise normal sense of smell at the exterior of the MMTC or OMMD facility or at any adjoining use or property.</div></div></div></div></div></div></div></div></div>														

Bylaw Number	Land Use Classifications	Standards & Conditions	Zoning Districts													
			R-O	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	COM	OP	LI	PRP	FPC
		6) A number of signs determined to be sufficient by the Special Permit Granting Authority shall be displayed on the exterior of the facility's entrance in plain sight of clients stating that "Registration Card Issued by the MA Department of Public Health Required" in text two inches in height.														
	c.	Reporting Requirements														
		1) All Special Permit holders for uses under this section shall provide the Police Department, Fire Department, Building Commissioner, Board of Health, and Special Permit Granting Authority with the names, phone numbers, mailing and email addresses of all management staff and key-holders, including a minimum of two (2) operators or managers of the facilities identified as designated contact persons to whom notice should be made if there are operating problems associated with any use under this section. All such contact information shall be updated as needed to keep it current and accurate.														
		2) The designated contact persons shall notify the Police Department, Fire Department, Building Commissioner, Board of Health, and Special Permit Granting Authority in writing:														
		a) A minimum of thirty (30) days prior to any change in ownership or management of a facility regulated under this section, and														
		b) A minimum of twelve (12) hours following a violation, a potential violation, or any attempts to violate any applicable law, or any criminal, potential criminal, or attempted criminal activities at a facility regulated under this section.														
		3) The designated representatives of permitted facilities shall file an annual report with the Special Permit Granting Authority and shall appear before said Authority to present the report no later than January 31 <sup>st</sup> of each year, providing a copy of all current applicable state licenses for the owners and facilities, to demonstrate continued compliance with the conditions of the Special Permit.														
		4) The designated contact persons shall be required to respond by phone or email within twenty-four (24) hours of the time of contact and inquiry regarding operation of the facility by a town official to the telephone number or email address provided as the contact for the business.														
	d.	Transfer/Discontinuance of Use														
		1) A Special Permit granted under this Section is non-transferable and shall have a term limited to the duration of the applicant's ownership of the premises as a MMTC or OMMD.														
		2) Any MMTC or OMMD permitted under this section shall be required to remove all material, plants equipment and other paraphernalia in compliance with 105 CMR 725.105 (J), (O) prior to expiration of its DPH Registration or immediately following revocation or voiding of its DPH Registration.														
	e.	Prohibitions.														
		1) The building(s) in which the proposed uses occur shall not be located:														
		a) Within three hundred (300) feet of any building:														
		i. containing another MMTC or OMMD; or														
		ii. in which is located a public or private elementary school, middle school, secondary school, preparatory school, licensed daycare center, or any other facility in which children commonly congregate in an organized ongoing formal basis; or														
		iii. owned by and operated as part of the campus of any private or public institution of higher learning, or														
		iv. housing a public library; or														
		v. any residential use, excepting a mixed-use building under s														
		b) Within, on the same lot as, or on a lot immediately adjacent to a licensed pharmacy; or														
		c) Within buildings that contain any pharmacy, medical doctor offices or the offices of any other professional practitioner authorized to prescribe the use of medical marijuana. An exception shall be that the Special Permit Granting Authority may grant permission for palliative and therapeutic care uses in the same building in which an MMTC or OMMD is operated; or														
		d) Wiithin a building containing residential units, including transient housing or group housing such as hotels, motels, lodging houses, or dormitories.														
		2) The proposed use shall not display:														
		a) Off-premises signage; or														
		b) On-premises signage or other marketing on the exterior of the building or in any manner visible from a public way, which, in the opinion of the Special Permit Granting Authority, may promote or encourage:														
		i. The use or abuse of marijuana or other drugs for non-medical purposes; or														
		ii. The use or abuse of marijuana or other drugs by minors; or														
		iii. The active marketing or marijuana or other drugs for medicinal purposes.														



Bylaw Number	Land Use Classifications	Standards & Conditions	R-O	R-N	R-VC	R-G	R-F	B-G	Zoning Districts			COM	OP	LI	PRP	FPC
			R-LD						B-L	B-VC	B-N					
			iv. An exception shall be that the Special Permit Granting Authority shall not prohibit signage which is required by the MA Department of Public Health.													
		4. Findings. In addition to the findings required under Section 10.38, and meeting the provisions of Articles 7, 8, and all other applicable sections of this Bylaw, the Special Permit Granting Authority shall find that the proposed use:														
		a. Meets a demonstrated need.														
		b. Meets all of the permitting requirements of all applicable agencies within the Commonwealth of Massachusetts and will as proposed be in compliance with all applicable state laws and regulations.														
		c. Is designed to minimize any adverse visual or economic impacts on abutters and other parties in interest.														
		d. Provides a secure indoor waiting area for patients.														
		e. Provides an adequate pick up/drop off area.														
		f. Provides adequate security measures to ensure that no individual participant will pose a direct threat to the health or safety of other individuals, and that the storage and/or location of cultivation of marijuana is adequately secured in enclosed, locked facilities.														
		g. Adequately addresses issues of vehicular and pedestrian traffic, circulation, parking and queuing, especially during peak periods at the facility, and adequately mitigates the impacts of vehicular and pedestrian traffic on neighboring uses.														
3.361	Auction gallery for exhibition, sale by auction, so-called "tag sales" and so-called "flea markets".		N	N	N	N	N	N	SPR	N	N	SPR	N	SPR	N	N
3.362	Shop of a potter, ceramist, sculptor, silversmith, jeweler, lapidary, weaver, clockmaker, musical instrument maker, wood carver, graphic artist, leather worker (not including tanning or processing), candlemaker, or similar craftsperson.	All work and storage to be conducted within a building.	N	N	N	N	N	SPR	SPR	SPR	SPR	SPR	N	N	N	N
SECTION 3.37 RESEARCH AND INDUSTRIAL USES																
3.370	Warehouse or other enclosed building for the storage, distribution or wholesale marketing of material, merchandise, products or equipment.	Such use not to be hazardous by reason of potential fire, explosion, or radiation.	N	N	N	N	N	N	N	N	N	SPR	N	SPR	SPR	N
3.371	Lumber yard, fuel storage plant, contractor's yard, or other open-air establishment for the primary storage, distribution, or sale at wholesale or retail of merchandise, products or equipment.	Salvage materials not included.	N	N	N	N	N	N	N	N	N	SP	N	SP	N	N
See Section 3.02																
3.372	3.372.0 Research and Development or Testing facility		N	N	SP	N	N	SP	SP SPR*	SP	SP	SPR	SPR	SPR	SPR	N
* In those areas of the B-L District which coincide with the Research & Development (R&D) overlay district, Site Plan Review approval shall be required for uses regulated under this section. In all other areas of the B-L District, a Special Permit shall be required from the Zoning Board of Appeals.																
Uses under this section shall include research, development and/or testing of innovative information, concepts, methods, processes, materials, or products. This shall include but not be limited to activities conducted in laboratory settings. The accessory development, fabrication, and light manufacturing of prototypes, or specialized machinery and devices integral to research or testing may be associated with these uses under the provisions of Section 5.07.																

Bylaw Number	Land Use Classifications	Standards & Conditions	Zoning Districts														
			R-O	R-LD	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	COM	OP	LI	PRP	FPC
			In the B-G, B-L, B-VC, B-N and R-VC districts, the Zoning Board of Appeals may grant a Special Permit for a research and development use, provided that it consists only of office or similar uses and meets the provisions of Section 3.359, Article 7 and Section 10.38. An exception shall be where the B-L District coincides with the R&D overlay district, in which case such a research and development use, similarly limited, shall be permitted through Site Plan Review approval.														
			In all zones, all outdoor storage of materials and equipment shall be screened from public view, from public ways and abutting residential districts. No operation shall create noise, vibration, dust, fumes, or odors that are a nuisance beyond the lot line, and further no operations shall be permitted which the Permit Granting Board or Special Permit Granting Authority, after consultation with the Board of Health, determines to be unduly hazardous by reasons of potential fire, explosion, radiation, or chemical or biological hazard, including hazards resulting from the use, production or storage of materials or waste identified as toxic or hazardous, flammable, or explosive. No research or testing shall be conducted outdoors unless a Special Permit is granted for this purpose by the Special Permit Granting Authority authorized to act under the applicable section of this bylaw.														
3.372.1	Publishing, data processing, light manufacturing, light assembly including computer hardware and software, and scientific products with associated offices and distribution facilities.		N	N	SP	N	N	SP	SP	SPR*	SP	SPR	SPR	SPR	SPR	N	
			* In those areas of the B-L District which coincide with the Research & Development (R&D) overlay district, Site Plan Review approval shall be required for uses regulated under this section. In all other areas of the B-L District, a Special Permit shall be required from the Zoning Board of Appeals.														
			Uses under this section shall include those which involve the limited light manufacture or production, principally from previously-prepared materials, of finished products or parts. This may include processing, fabrication, assembly, treatment, and packaging of such products as well as incidental storage and distribution of such products and associated offices. These uses may also include the on-site production within enclosed structures of custom goods fabricated principally by hand through the use of hand tools and small-scale mechanical equipment.														
			No mass manufacturing, processing, or fabrication normally conducted under Section 3.372.2 nor any on-premises sale of products shall be permitted in association with uses under this section, except that the on-premises sale of custom-made goods produced by hand manufacturing may be permitted under a Special Permit granted by the Special Permit Granting Authority authorized to act under the applicable section of the Bylaw.														
			In the R-VC District, the Zoning Board of Appeals may grant a Special Permit for a use under this section, provided that the proposed use consists only of offices or similar uses and meets the provisions of Sections 3.359, Article 7 and Section 10.38. In all zones, all outdoor storage of materials and equipment shall be screened from public view, from public ways and abutting residential districts. No operation shall create noise, vibration, dust, fumes, or odors, that are a nuisance beyond the lot line, and further, no operations shall be permitted which the Permit Granting Board or Special Permit Granting Authority, after consultation with the Board of Health, determines to be unduly hazardous by reason of potential fire, explosion, radiation, or chemical or biological hazard resulting from the use, production or storage of materials or waste identified as toxic or hazardous, flammable, or explosive. Where permitted, all operations involving such materials shall be conducted in a fully enclosed building in accordance with all applicable public health and safety regulations.														
3.372.2	Manufacturing, assembly and processing, including associated offices and distribution facilities.		N	N	N	N	N	N	N	N	N	N	SP	SP	N		
			Uses under this section shall include those involving the manufacture, assembly and/or processing, from extracted or raw materials or from previously-prepared materials, of finished materials, products, or parts. These uses may include processing, fabrication, assembly, treatment, and packaging of such products, as well as incidental storage and distribution of such products and associated offices. These uses may involve the production and/or storage of volumes of toxic or hazardous, flammable, or explosive materials under appropriate safeguards and conditions, as determined by the Special Permit Granting Authority under the requirements of this section. The on-premises sale of products shall not be permitted in association with any uses under this section.														
			In all zones, all outdoor storage of materials and equipment shall be screened from public view, from public ways and abutting residential districts. No operation shall create noise, vibration, dust, fumes or odors, that are a nuisance beyond the lot line, and further, no operations shall be permitted which the Permit Granting Board determines to be unduly hazardous by reason of potential fire, explosion, radiation, or chemical or biological hazard resulting from the use, production, or storage of materials or waste identified as toxic or hazardous, flammable, or explosive. Where permitted, all operations involving such materials shall be conducted in a fully enclosed building in accordance with all applicable public health and safety regulations.														
3.373	Removal of soil, sod, loam, sand, gravel, rock, quarried stone, or other earth products.		SP (N)	SP (N)	N	N	N	N	N	N	N	N	SP	SP	SP		
			Any Special Permit under this section issued by the Zoning Board of Appeals shall be subject to, but not limited by, the following conditions:														
			1. No excavation shall be permitted below the grade of a road bounding the property at any point nearer than 300' to such road.														

Bylaw Number	Land Use Classifications	Standards & Conditions	R-O						Zoning Districts							
			R-LD	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	COM	OP	LI	PRP	FPC
		2.	No excavation below the natural grade of any property boundary shall be permitted nearer than fifty feet to such boundary.													
		3.	No slope created by the removal operation shall be finished at a grade in excess of the natural angle of repose of the material.													
		4.	All excavated areas shall, upon completion of the operation, be covered with not less than four inches of loam; brought to the finish grade and seeded in a satisfactory manner.													
		5.	Within the Flood-Prone Conservancy (FPC) District excavation of earth products shall be prohibited if such excavation will lower the level of the water table or will interfere with the natural flow pattern or reduce the flood storage capacity of a stream.													
		6.	No permit for earth products removal shall be issued if such removal will (1) endanger the general public health or safety, or (2) constitute a nuisance, or (3) result in detriment to the normal use of adjacent property by reason of noise, dust, or vibration, or, (4) result in traffic hazards in residential areas or excessive congestion or physical damage on public ways.													
		7.	A Special Permit for any earth products removal may be issued for a period not exceeding five years in duration. Upon reapplication for a permit, the Zoning Board of Appeals, at its discretion may grant one or more extensions of said permit, each of which shall not exceed five (5) years duration.													
		8.	In approving the issuance of such permit, the Zoning Board of Appeals shall impose reasonable requirements which shall constitute a part of the permit and which may include: grading, seeding and planting, fencing necessary for public safety, methods of removal, location and use of structure, hours of operation, routes of transportation of material removed, control of drainage and disposition of waste incident to the operation.													
		9.	The Board may require suitable bond or other security adequate to assure compliance with the provisions of this section.													
3.374	Processing of earth in connection with its authorized removal.		SP (N)	SP (N)	N	N	N	N	N	N	N	N	N	SP	N	SP
		Such processing shall be clearly secondary to the removal of earth products. It shall not involve importation of significant quantities of materials from off the premises.														
3.375	Radioactive waste storage and disposal		N	N	N	N	N	N	N	N	N	N	N	SP	N	N
		No burial, incineration, storage disposal of low-level radioactive wastes, transuranic wastes or high level radioactive wastes to be permitted unless a Special Permit is granted for this purpose by the Zoning Board of Appeals.														
<b>SECTION 3.38 MOTOR VEHICLE RELATED USES</b>																
3.380	Automobile & truck rental		N	N	N	N	N	SP	SP	N	N	SPR	N	N	N	N
3.381	Automotive filling station, including sales of related products and services.		N	N	N	N	N	SP	SP	SP	N	SPR	N	N	N	N
		Limited to minor repairs, unless conducted within the building.														
3.382	Automotive salvage yard for the dismantling, storage and sale of parts for automobiles and light trucks.		N	N	N	N	N	N	N	N	N	SP	N	N	N	N
		A buffer comprised of landscaping, natural vegetation, fencing or a combination of these shall be constructed around the perimeter of the parcel. All waste materials and storm water runoff shall be disposed of in a manner specified by the Zoning Board of Appeals. The Zoning Board of Appeals shall consult the Town Engineer, Board of Health and D.E.P. concerning the appropriate methods of disposal. All operations to be such as to confine disturbing smoke, fumes, dust, glare and noise to the premises.														
3.383	Car wash		N	N	N	N	N	N	N	N	N	SPR	N	N	N	N
3.384	Parking facilities															
	3.3840 Commercial parking lot or parking garage		N	N	N	N	N	SP	SP	SP	N	SP	N	N	N	N
	3.3841 Public parking lot or garage		N	N	N	N	N	SPR	SPR	SPR	SP	SPR	SP	SP	SP	N
3.385	Establishment for repair of motor vehicles or farm equipment.		N	N	N	N	N	SP	SP	SP	N	SPR	N	N	N	N

Bylaw Number	Land Use Classifications	Standards & Conditions	R-O						Zoning Districts							
			R-LD	R-N	R-VC	R-G	R-F	B-G	B-L	B-VC	B-N	COM	OP	LI	PRP	FPC
		Not to include sale of fuel. Limited to minor repairs, unless conducted within the building.														
3.386	Motor vehicle sales, including trucks, boats, and farm equipment.		N	N	N	N	N	SP	SP	N	N	SPR	N	N	N	N
		For the display and sale of such vehicles including warranty work and other repair and service conducted as an accessory use.														
3.387	Sale of auto parts, excluding installation and repair services.		N	N	N	N	N	SPR	SPR	SPR	SP	SPR	N	N	N	N
		Inside sales only. In the B-N District, there shall be no more than four (4) employees on-site at any time, and the establishment shall be closed by 9:00 p.m.														
3.388	Sales of auto parts, including tires, batteries, mufflers, and the installation and service thereof.		N	N	N	N	N	SP	SP	N	N	SPR	N	N	N	N
		Inside sales only.														
3.389	Truck terminal		N	N	N	N	N	N	N	N	N	SP	N	SP	N	N